

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS  
PUBLIC HEARING  
FRIDAY- August 20, 2010  
121 N. LaSalle Street- Room 201-A**

**291-10-S**

**ZONING DISTRICT:B3-2**

**WARD:18**

**APPLICANT:** Mohammed Badla

**OWNER:** Same

**PREMISES AFFECTED:** 7257 S. Western Avenue

**SUBJECT:** To permit the establishment of a proposed gas station in a B3-2 zoning district.

**292-10-Z**

**ZONING DISTRICT:B3-2**

**WARD:18**

**APPLICANT:** Mohammed Badla

**OWNER:** Same

**PREMISES AFFECTED:** 7257 S. Western Avenue

**SUBJECT:** To permit the establishment of a proposed gas station whose lot area shall be 15,750 square feet instead of 20,000 square feet.

**293-10-Z**

**ZONING DISTRICT: RM-5**

**WARD:43**

**APPLICANT:** Lisa Curran

**OWNER:** Same

**PREMISES AFFECTED:** 1901 N. Lincoln Park West

**SUBJECT:** To permit the establishment of a proposed 4 story single family residence, with a breezeway connection which will reduce the north yard to zero instead of 2.48'

**294-10-Z**

**ZONING DISTRICT: RM-5**

**WARD:48**

**APPLICANT:** Stephen Foster

**OWNER:** Same

**PREMISES AFFECTED:** 5717-21 N. Winthrop

**SUBJECT:** To permit the establishment of a proposed rear enclosed porch whose rear yard set back shall be 9'-6" instead of 45'.

**295-10-S**

**ZONING DISTRICT:B3-1**

**WARD:33**

**APPLICANT:** Christopher Turcios/ Headquarters Barber Studio

**OWNER:** Peter Ziss

**PREMISES AFFECTED:** 3056 W. Irving Park Road

**SUBJECT:** To permit the establishment of a proposed barber shop.

**296-10-Z**

**ZONING DISTRICT:RS-3**

**WARD:32**

**APPLICANT:** Bob Pearl

**OWNER:** 1711 North Wolcott C, LLC

**PREMISES AFFECTED:** 1711 N. Wolcott

**SUBJECT:** To permit the establishment of a proposed 2 story single family residence whose south side yard shall be zero, the north side yard shall be 2'-2", the rear yard shall be 20.6' in order to construct a 4 ' fence on top of an 8'-10" the wall in the rear side yards.

<b>297-10-S</b>	<b>ZONING DISTRICT:</b> RT-4	<b>WARD:24</b>
<b>APPLICANT:</b> Bible Way Apostolic Faith Church		
<b>OWNER:</b> Same		
<b>PREMISES AFFECTED:</b> 1801-25 S. Kostner		
<b>SUBJECT:</b> To permit the establishment of a proposed church, community center and day care facility.		
<b>298-10-Z</b>	<b>ZONING DISTRICT:</b> RT-4	<b>WARD:24</b>
<b>APPLICANT:</b> Bible Way Apostolic Faith Church		
<b>OWNER:</b> Same		
<b>PREMISES AFFECTED:</b> 1801-25 S. Kostner		
<b>SUBJECT:</b> To permit the establishment of a proposed 1 story addition to an existing church, whose rear yard shall be zero instead of 30', and whose front yard shall be 7' instead of 20'.		
<b>299-10-S</b>	<b>ZONING DISTRICT:</b> B1-1	<b>WARD:18</b>
<b>APPLICANT:</b> Son Hoang		
<b>OWNER:</b> Wrightwood Plaza LLC		
<b>PREMISES AFFECTED:</b> 7914 S. Western		
<b>SUBJECT:</b> To permit the establishment of a proposed nail salon.		
<b>300-10-S</b>	<b>ZONING DISTRICT:</b> B3-3	<b>WARD:35</b>
<b>APPLICANT:</b> Butterfat Studios, Inc. c/o Esther Garcia		
<b>OWNER:</b> Four Seas Holding, LLC		
<b>PREMISES AFFECTED:</b> 3129 W. Logan Boulevard		
<b>SUBJECT:</b> To permit the establishment of a proposed tattoo studio.		
<b>301-10-Z</b>	<b>ZONING DISTRICT:</b> B3-2	<b>WARD:32</b>
<b>APPLICANT:</b> Northside Café, Inc.		
<b>OWNER:</b> RJC Management Corporation		
<b>PREMISES AFFECTED:</b> 1635-37 N. Damen		
<b>SUBJECT:</b> To permit the establishment of a proposed public place of amusement license for an existing restaurant which is within 125' of a residential district.		
<b>302-10-S</b>	<b>ZONING DISTRICT:</b> B3-2	<b>WARD:33</b>
<b>APPLICANT:</b> Yolanda Caicedo		
<b>OWNER:</b> Jose Caicedo		
<b>PREMISES AFFECTED:</b> 3118 W. Montrose		
<b>SUBJECT:</b> To permit the establishment of a proposed beauty salon		
<b>303-10-S</b>	<b>ZONING DISTRICT:</b> B3-1	<b>WARD:35</b>
<b>APPLICANT:</b> JMBEE, LLC Flower Box Series JMBEE LL		
<b>OWNER:</b> 2519-21 California LLC		
<b>PREMISES AFFECTED:</b> 2519 N. California		
<b>SUBJECT:</b> To permit the establishment of two proposed off-site parking spaces to serve the required parking for 2 dwelling units at 2456 N. California. The parking spaces will be leased for 99 years.		

**304-10-S**

**ZONING DISTRICT: B1-2**

**WARD:40**

**APPLICANT:** Elvia Almeida

**OWNER:** Foster Property Investments

**PREMISES AFFECTED:** 1834 W. Foster

**SUBJECT:** To permit the establishment of a proposed beauty / nail salon.

**305-10-S**

**ZONING DISTRICT: PMD # 9**

**WARD:37**

**APPLICANT:** B Meany, LLC

**OWNER:** Same

**PREMISES AFFECTED:** 1238-1300 N. Kostner

**SUBJECT:** To permit the establishment of the expansion of an existing salvage yard.

**306-10-Z**

**ZONING DISTRICT: RS-3**

**WARD:47**

**APPLICANT:** Matthew Lattimer

**OWNER:** Same

**PREMISES AFFECTED:** 1915 W. Grace

**SUBJECT:** To permit the establishment of a proposed 2 story 2 dwelling unit building whose front yard shall be 4.6' instead of 20', combined side yards shall be 2.6', 2.6' on the west, zero on the east and to increase the height to 31.10' instead of 30.

**307-10-Z**

**ZONING DISTRICT: RM-5**

**WARD:3**

**APPLICANT:** P. Scott Neville Jr.

**OWNER:** Same

**PREMISES AFFECTED:** 4320 S. Vincennes

**SUBJECT:** To permit the establishment of a proposed 3 story addition whose combined side yards shall be 5', north side shall be zero, the south side yard shall be 8.8' and the rear yard shall be 16.11' instead of 35'.

**308-10-S**

**ZONING DISTRICT:B1-1**

**WARD:47**

**APPLICANT:** Nail & Spa of Lincoln d/b/a 2 x 10 Nail & Spa

**OWNER:** American Heritage Investment, II, LLC

**PREMISES AFFECTED:** 4612 N. Lincoln Avenue

**SUBJECT:** To permit the establishment of a proposed nail and spa facility.

**309-10-S**

**ZONING DISTRICT: DX-7**

**WARD:2**

**APPLICANT:** South Loop Community Church

**OWNER:** 1325 So. State, LLC

**PREMISES AFFECTED:** 1347-51 S. State Street

**SUBJECT:** To permit the establishment of a proposed religious facility.

**310-10-S                    ZONING DISTRICT: DX-7                    WARD:42**

**APPLICANT:** Blk & Wht Valet, LLC

**OWNER:** The Catholic Charities of Archdiocese of Chicago

**PREMISES AFFECTED:** 625-31 W. Randolph / 133-37 N. Des Plaines

**SUBJECT:** To permit the establishment of a proposed public parking garage.

**311-10-S                    ZONING DISTRICT:B3-2                    WARD:8**

**APPLICANT:** Buckhanan Enterprises Inc.

**OWNER:** Land Trust PNB 32709

**PREMISES AFFECTED:** 9243 S. Stony Island Avenue

**SUBJECT:** To permit the establishment of a proposed beauty salon / barber shop.

**312-10-S                    ZONING DISTRICT:B3-2                    WARD:50**

**APPLICANT:** Fezan-E-Medina Islamic Education Center

**OWNER:** Lucien Barba and Harold Silver

**PREMISES AFFECTED:** 6821 N. Western

**SUBJECT:** To permit the establishment of a proposed religious assembly facility.

**313-10-S                    ZONING DISTRICT:B3-1                    WARD:41**

**APPLICANT:** Lamaris Salon & Day Spa Inc.

**OWNER:** Design Ventures, LLC

**PREMISES AFFECTED:** 7436 N. Harlem

**SUBJECT:** To permit the establishment of a proposed beauty/ nail salon.

**314-10-S                    ZONING DISTRICT:B3-3                    WARD:27**

**APPLICANT:** Douglas Scott Wheeler

**OWNER:** Same

**PREMISES AFFECTED:** 1454 N. Orleans

**SUBJECT:** To permit the establishment of residential use below the second floor in a B3-3 Zoning District.

CONTINUANCES

**41-10-A**

**ZONING DISTRICT:DX-5**

**WARD:2**

**APPLICANT:** North Shore Outdoor, LLC

**OWNER:**

**PREMISES AFFECTED:** 601 N. Wells

**SUBJECT:** An appeal from the decision of the office of the Zoning Administrator in refusing to allow the establishment of an off-premise free standing advertising sign at a height of 40' above grade. The sign contains 378 square feet. There is no permit for the erection of this sign. In DX districts the maximum height of a free standing sign is 24 feet.

**192-10-A**

**ZONING DISTRICT:C1-1**

**WARD:32**

**APPLICANT:** 3818 N. Lakewood, LLC

**OWNER:** Same

**PREMISES AFFECTED:** 1222 W. Fletcher Street

**SUBJECT:** An appeal from the decision of the office of the Zoning Administrator in refusing to recognize 2 dwelling units in the front building and 2 dwelling units in the rear building. A 1998 permit states the coach house ( rear building) will be de-converted to a single family residence.

**241-10-S**

**ZONING DISTRICT:C1-1**

**WARD:35**

**APPLICANT:** Kimball and Belmont LLC

**OWNER:** Same

**PREMISES AFFECTED:** 3200 N. Kimball/ 3400 W. Belmont

**SUBJECT:** To permit the establishment of a proposed one story addition ( mini-mart) to an existing gas station.

**242-10-Z**

**ZONING DISTRICT: RM-5**

**WARD:4**

**APPLICANT:** Conrad Yun

**OWNER:** Same

**PREMISES AFFECTED:** 5105 S. Kimbark

**SUBJECT:** To permit the establishment of a proposed front yard parking space, on a substandard lot (120') which has no access to an alley, whose front yard shall be reduced to 15' instead of 20'.

**243-10-Z**

**ZONING DISTRICT: RM 4.5**

**WARD:40**

**APPLICANT:** Armand Candeia

**OWNER:** Shirley and Robert Nitzu

**PREMISES AFFECTED:** 5007 N. California Avenue

**SUBJECT:** To permit the establishment of the proposed subdivision of a zoning lot. The building which will remain shall have a north and south side yard of zero instead of 2.4' each, the combined side yards shall be zero instead of 6'.

**249-10-S**

**ZONING DISTRICT: RT-4**

**WARD:12**

**APPLICANT:** Shekinah Glory House, Inc.

**OWNER:** Same

**PREMISES AFFECTED:** 2341 S. Sacramento Avenue

**SUBJECT:** To permit the establishment of a proposed transitional residence.

**265-10-S**

**ZONING DISTRICT:B3-3**

**WARD:3**

**APPLICANT:** Millennium Salon 51st Inc.

**OWNER:** Ghulam Qadir

**PREMISES AFFECTED:** 109 E. 51st Street

**SUBJECT:** To permit the establishment of a proposed hair salon.

**272-10-S**

**ZONING DISTRICT: RT-4**

**WARD:32**

**APPLICANT:** Arturo Torres

**OWNER:** Same

**PREMISES AFFECTED:** 2344-46 W. Armitage Avenue

**SUBJECT:** To permit the establishment of a proposed off-site non-accessory parking lot.

**273-10-Z**

**ZONING DISTRICT: RT-4**

**WARD:32**

**APPLICANT:** Arturo Torres

**OWNER:**

**PREMISES AFFECTED:** 2344-46 W. Armitage Avenue

**SUBJECT:** To permit the establishment of a proposed non-accessory parking lot whose front yard shall be 7' instead of 20'.

**274-10-A**

**ZONING DISTRICT: DX-5**

**WARD:42**

**APPLICANT:** Galina Podolski

**OWNER:** Stone St. Partners, LLC

**PREMISES AFFECTED:** 49 E. Oak Street

**SUBJECT:** An Appeal from the decision of the office of the Zoning Administrator. The Zoning Administrator has determined that the applicant's sign will be classified as a free standing sign. The sign is not attached to the building. The sign is also located in the Oak Street Corridor.

**276-10-S**

**ZONING DISTRICT: RT-4**

**WARD:49**

**APPLICANT:** Nathan Ben Meyers

**OWNER:** Same

**PREMISES AFFECTED:** 1102 W. North Shore Avenue

**SUBJECT:** To permit the establishment of a proposed group living facility.

**285-10-S**

**ZONING DISTRICT:B3-3**

**WARD:25**

**APPLICANT:** The Resurrection Project

**OWNER:** Same

**PREMISES AFFECTED:** 1656-58 W. 18th Place

**SUBJECT:** To permit the establishment of a proposed 4 story 6 dwelling unit building with residential use on the first floor.

<b>286-10-Z</b>	<b>ZONING DISTRICT:B3-3</b>	<b>WARD:25</b>
<b>APPLICANT:</b> The Resurrection Project		
<b>OWNER:</b> Same		
<b>PREMISES AFFECTED:</b> 1656-58 W. 18th Place		
<b>SUBJECT:</b> To permit the establishment of a proposed 4 story, 6 dwelling unit building whose east side yard shall be zero instead of 2.58' ( 50% of the existing adjoining residential side yard).		
<b>287-10-Z</b>	<b>ZONING DISTRICT:B3-3</b>	<b>WARD:25</b>
<b>APPLICANT:</b> The Resurrection Project		
<b>OWNER:</b> Same		
<b>PREMISES AFFECTED:</b> 1814-20 S. Paulina		
<b>SUBJECT:</b> To permit the reduction of one required loading berth.		
<b>288-10-Z</b>	<b>ZONING DISTRICT:B3-5</b>	<b>WARD:25</b>
<b>APPLICANT:</b> The Resurrection Project		
<b>OWNER:</b> Same		
<b>PREMISES AFFECTED:</b> 1657-59 W. 18th Street		
<b>SUBJECT:</b> To permit the reduction of a loading berth for a 15 dwelling unit building.		
<b>289-10-S</b>	<b>ZONING DISTRICT:B3-3</b>	<b>WARD:25</b>
<b>APPLICANT:</b> The Resurrection Project		
<b>OWNER:</b> Same		
<b>PREMISES AFFECTED:</b> 1714-20 W. 18th Place		
<b>SUBJECT:</b> To permit the establishment of a proposed accessory off-site parking lot to serve two separate uses ( 21 dwelling units total).		